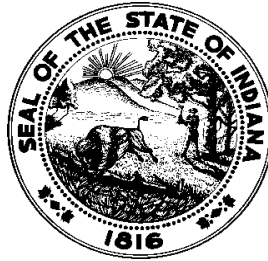


LOCAL GOVERNMENT TAX CONTROL BOARD



RECOMMENDATIONS

TO

DEPARTMENT OF LOCAL GOVERNMENT FINANCE

FROM

FEBRUARY 26, 2004

Call To Order

Mr. Richard Eckerle called the February 26th, 2004 Local Government Tax Control Board Meeting to order. Ms. Lisa Acobert, Mr. Stan Mettler and Mr. Dan Eggerman (representing the Department of Local Government Finance) were in attendance. Mr. James Riehle was absent.

Mr. Eckerle requested that Judy add some more information to the City of Jasper, Dubois County minutes from the November 25th, 2003 meeting – page 4 of the minutes – to clarify the Common Construction Wage issue. He then motioned to recommend approval of the October 23rd, November 13th and November 25th, 2003 minutes, based on the correction to the November 25th minutes. Mr. Mettler seconded. The motion carried 4-0.

Mr. Eckerle then made the suggestion to reorganize the Board for the 2004 calendar year. Mr. Eckerle motioned to recommend Mr. James Riehle remain as President of the Board. Mr. Mettler seconded and the motion carried 4-0.

Mr. Mettler then motioned to recommend that Mr. Eckerle remain as Vice-President of the Board. Mr. Eggerman seconded and the motion carried 4-0.

The Board then heard the following units.

Decatur Township, Marion County Emergency Fire Loan

The unit is requesting approval of an emergency fire loan in the amount of \$1,750,000 for a term of one year. The loan proceeds will be used to fund the full-time firefighters personal services budget. The anticipated tax rate is .1614 based on an assessed value of \$1,092,222,420, and an annual levy of \$1,763,188.

Per the following calculation, the unit shows a need of (2003 values, levies and revenues used since they have not been certified for 2004 yet):

EMERGENCY LOAN CALCULATION

UNIT: **Decatur Twp., Marion County**

January 1, 2004 Cash Balance	Fire Fund	\$45,861
Plus: 2004 Certified Tax Levy		\$1,679,932
Plus: Estimated 2004 Revenues		<u>\$179,140</u>
Total Funds Available 2004		\$1,904,933
Less: Encumbered Appropriations		\$0
Less: Estimated 2004 Expenditures		<u>\$3,628,745</u>
Funds Remaining		(\$1,723,812)
Emergency Loan Requirement		<div style="border: 1px solid black; padding: 2px; display: inline-block;">\$1,723,812</div>

Taxpayer Objections:

A public hearing was held on December 16th, 2003. The date of publication for the Notice of Determination was December 19th, 2003. The Auditor certified no remonstrance on January 20th, 2004.

Attendance

The following people attended the hearing: Steve Buschmann (Attorney), Steve Rink (Trustee), Dale Henson (Fire Chief), Paul Ford (Captain/District President), Dan Marshall (Firefighter - District Trustee).

Discussion

They come every year to fund their operating expenses. This year's request is for \$1,750,000, which includes the addition of thirty new firefighters. They then discussed a handout. The main points are:

- There have been 4,496 new homes, the equivalent of 12,139 new residents and over 18,000 more cars every day.
- 53% growth in population since 1990 census and 30.4% growth since 2000 census.
- The continuation of the Ameriplex At the Point complex, which continues to expand more and more every year.
- 71.5% increase in emergency runs since 1996 to 2003.
- 107.23% growth in assessed value since 1997; 45.4% growth in assessed value in five years before reassessment.
- Decatur Township has the lowest fire prevention tax rate compared to eight other townships in Marion County. They have .1151, the next highest is .1479 and the highest (Center Township) is .3344.
- Decatur Township has the lowest township levy than the other eight townships.
- They have one of the lowest firefighters/EMS personnel per run load. Only one other township or city (Speedway) has fewer –they have 34. They are tied with Beech Grove with 36 personnel and 3,209 runs in 2003.
- According to NFPA, they need a minimum staff of 113. They have 36 and are asking for an additional 30. They will still be 47 below the minimum staffing required per shift.
- The increased levy to support this loan is \$22.55 per home owner using the trustee's own parcel as a reference.
- A letter of support from the Decatur Township Civic Council.

Their tax rate is the same as it was fourteen years ago when the current trustee took office, and it needs to be adjusted based on the growth in the Township.

Recommendation

Stan Mettler motioned to recommend approval of an emergency fire loan in the amount of \$1,723,812. Dan Eggerman seconded and the motion carried 4-0.

**Wayne Township, Marion County
Emergency Fire Loan**

The unit is requesting approval of an emergency fire loan in the amount of \$5,050,000 for a term of one year. The proceeds of the loan will be used to restore the 2004 Personal Services budget adopted by the Township Board. The anticipated tax rate is .1493 based on an assessed value of \$3,244,000,260, and an annual levy of \$4,843,702.

Per the following calculation, the unit shows a need of (2003 values, levies and revenues used since they have not been certified for 2004 yet):

EMERGENCY LOAN CALCULATION

UNIT: Wayne Twp., Marion County

January 1, 2004 Cash Balance	Fire Fund	\$335,965
Plus: 2004 Certified Tax Levy		\$6,779,983
Plus: Estimated 2004 Revenues		\$1,749,436
Total Funds Available 2004		<u>\$8,865,384</u>
Less: Encumbered Appropriations		\$76,683
Less: Estimated 2004 Expenditures		<u>\$13,838,701</u>
Funds Remaining		(\$5,050,000)

Emergency Loan Requirement	<div style="border: 1px solid black; padding: 2px; display: inline-block;">\$5,050,000</div>
----------------------------	---

Taxpayer Objections:

A public hearing was held on January 20th, 2004. The date of publication for the Notice of Determination was January 23rd, 2004. The remonstrance period will end on February 23rd, 2004.

Attendance

The following people attended the hearing: Dan Gammon (Trustee), David Gammon (Fire Dept.), Ronald Evans (Fire Dept.), Lynn McWhirter (Asst. Trustee), Joseph W. Batza (Fire Dept.), Gary M. Poteet (Fire Dept.), Randy J. Adams (Township Local President), Larry Alcorn (Fire Dept.), Stephen Buschmann (Attorney), Gene Loren (Deputy Chief).

Discussion

The unit began by handing out an introduction handout. This is the first time that the Board has seen Wayne Township. They have a population of 133,461, which equates to being the 3rd largest township in Indiana, the tenth largest county, or the third largest city behind Indianapolis and Ft. Wayne. They have projected having over 11,000 runs this year. They are the busiest in Marion County (except IFD) and one of the busiest in the State. The handout gave the fire service area – they work out of five fire stations. They have a daytime population of 225,000.

They then showed a newspaper article that highlighted the residential neighborhoods most isolated by toxin-emitting industries. Wayne Township has the highest lung cancer death rate in

Marion County. Another article outlines the air pollution problem in that neighborhood and the increased pulmonary disease found in the residents.

Included in the township are 63 industrial and hazardous waste facilities, 31 large warehouse facilities, 13 large retail facilities, 3 interstate highways (I-463, I-74 & I-70), 2 large office buildings, 39 apartment complexes, 23 hotels/motels, 16 mobile home parks, 7 health care facilities, and 34 schools (Ben Davis HS being one of the largest in the state). I-465 is the designated route for Hazardous Waste travel. They also provide fire support and all EMS and ambulance service for the International Airport.

The unit then handed out two letters of support from area business. One from Quemetco, Inc. is interested in approving the service provided by the fire department because it decreases their insurance premiums plus the benefits far outweigh the liability. The other letter is from Rolls-Royce stating that they had become concerned in 1999 about the state of fire protection and emergency medical services in the township. They are in agreement with the community business leaders that suggested the Trustee take more direct control of the Volunteer Fire Department and begin hiring full time firefighters, EMT's and paramedics to address the major performance concerns. They are also in negotiations with the Town of Clermont to form a Fire Protection Territory.

The unit then went over a "Presentation" handout. It outlined the history of the Volunteer Fire Departments history and weaknesses and the transition to a paid fire station and the benefits that have resulted in that change. It also shows the results of a planning session and where they want the fire department to go in the next few years. The Volunteer Fire Corporation owned all the equipment and the Township owned the land. They are the process of getting all the equipment transferred to the Township. One asset they have is a 27-acre training field that they are going to improve and begin consistent training of firefighters. The unit then went over a "Charts" handout. The charts show the comparison of township fire departments in Marion County:

- 2003 run totals
- Fire budget comparisons
- 2003 firefighter salaries
- 2004 firefighter salaries, and
- 2003 & 2004 budget comparisons

What does this all mean to Wayne Township? The average assessed value of a home in Wayne Township is \$99,000. This emergency loan would equate to about a \$61.00 increase in taxes. Because they have increased their ISO rating, insurance premiums have decreased about \$56.00; a net increase of only \$5.00.

Questions by the Board:

Dan: What is the time schedule for creating a fire territory with the Town of Clermont?

Answer: It has to be done by April 1st to have an effective date for next year.

Stan: Are the Industrial Facilities part of a TIF district?

Answer: The only TIF district they have is the Airport and it is tax exempt.

Recommendation

Stan Mettler motioned to recommend approval of an emergency fire loan in the amount of \$5,050,000. Dan Eggerman seconded and the motion carried 4-0.

Franklin Township, Marion County Emergency Fire Loan

The unit is requesting approval of an emergency fire loan in the amount of \$1,694,728 for a term of one year. The proceeds of the loan will be used to finance firefighters salaries, FICA, health insurance and pension payments. The anticipated tax rate is .0952 based on an assessed value of \$1,701,607,143, and an annual levy of \$1,619,425.

Per the following calculation, the unit shows a need of (2003 values, levies and revenues used since they have not been certified for 2004 yet):

EMERGENCY LOAN CALCULATION

UNIT: **Franklin Twp., Marion County**

January 1, 2004 Cash Balance	Fire Fund	\$784,667
Plus: 2004 Certified Tax Levy		\$2,555,528
Plus: Estimated 2004 Revenues		<u>\$702,680</u>
Total Funds Available 2004		\$4,042,875
Less: Encumbered Appropriations		\$273,196
Less: Estimated 2004 Expenditures		<u>\$5,464,407</u>
Funds Remaining		(\$1,694,728)

Emergency Loan Requirement

\$1,694,728

Taxpayer Objections:

A public hearing was held on January 06th, 2004. The date of publication for the Notice of Determination was January 09th, 2004. The remonstrance period ended February 09th, 2004.

Attendance

The following people attended the hearing: Steve Dyson (Consultant), Eric Reedy (Accountant), Terry Royalty (Trustee), Debbie Civils (Administration), Joe Ermirt (Fire Chief), Brian Bosma (Attorney), Tricia Leminger (Attorney), Jeff Peters (Accountant).

Discussion

Franklin Township is changing from a Blue-Collar population to White-Collar. The Township has assumed title and control of three volunteer fire stations. All equipment has become the property of the Township. The unit then handed out a summary of their request. The handout detailed:

- The historical overview of Marion County
 - New housing developments since 1994

- Responses have nearly doubled since 1995
 - Reserves have declined due to hiring & workforce changes
- The Department and Today's Challenges
 - Hiring and staffing plans
 - Budget proposals
- Emergency Loan Request
 - Amount of \$1,694,728 to hire six new firefighters/EMT's
- Charts
 - History of single family housing boom since 1986
 - Incident totals
 - Reserve staffing
 - Current staffing of township fire departments
 - 1st, 2nd, 3rd level firefighters, Lieutenants, Captains, Division Chief's salaries for 2004 compared to other townships in Marion County.
 - Comparison between the 2003 & 2004 fire protection fund budgets
 - Property tax impact on a "typical" homeowner

Questions by the Board:

Stan: What is your population?

Answer: In 2000=36,000, believes it to be 44,000 now.

Lisa: What has been the response of citizens?

Answer: There has been no dissension. A major taxpayer advocate who attended public meetings, usually in a "complaining" manner has been voted to be a member of the Board. There have been no public comment or dissension.

Recommendation

Stan Mettler motioned to recommend approval of an emergency fire loan in the amount of \$1,694,728. Dan Eggerman seconded and the motion carried 4-0.

City of Greenwood, Johnson County General Obligation Bonds

The unit is requesting approval to issue bonds in the amount of \$6,000,000 for a term of sixteen (16) years. Maximum annual payments will not exceed \$579,500. Proceeds of the bond issue will be used for numerous curb and street replacements in the Valle Vista and Northern Park areas within the city. The unit is requesting property tax backup approval only. They expect to use revenue from the Cumulative Capital Improvement Fund to pay the bond debt. Should a tax levy become necessary, the anticipated tax rate is estimated to be .0280 based on an assessed value of \$1,863,070,110 and an annual levy of \$521,550. The Common Construction Wage passed with a 4-0 vote with one member absent. This is an uncontrolled project.

Taxpayer Objections:

Public hearings were held on October 20th, November 4th and 17th, 2003. The date of publication for the Sale of Bonds was February 04th, 2004. The remonstrance period will end February 26th, 2004.

Attendance

The following people attended the hearing: Charles Henderson (Mayor), Sue Beesley (Bond Counsel), Kathy Raver (Financial Advisor), Colette Irwin-Knott (Financial Advisor), Norm Gabehart (Director of Operations), Jeannine Myers (Clerk-Treasurer).

Discussion

The unit presented a group of petitions and newspaper articles in support of the project. The City of Greenwood had two old sub-divisions that encompass approximately ten square miles of streets. The streets in these two sub-divisions need to be repaired. One of the projects includes drainage issues and repairs also. In the last eight years they have spent \$12,000,000 in federal money, CCI, and CCD to repair streets. One sub-division is 46 years old and the other is over 30.

Questions by the Board:

Dan: Is this a property-tax backup request in the possibility of revenue failure?

Answer: Yes. They would need a tax rate only if the CCI failed. Another possibility they could fall back on would be a Wheel Tax they are in the process of establishing. Page eleven of the hearing information sheet shows that there is 120% revenue coverage.

Lisa: Why are you requesting a sixteen-year term?

Answer: To match the amount of revenue coming in. They have \$690,000 in revenue and an estimated payment of \$570,000 – that is a 120% coverage.

Dan: There are only four members that signed off on the CCW – what happened to the fifth?

Answer: He was not in attendance.

Dan: Your remonstrance period ends today – have there been any comments?

Answer: None at all – the residents have all been supportive of the projects.

Dan: Does your street repair include driveways?

Answer: Only the portion from the road to the sidewalk.

Recommendation

Stan Mettler motioned to recommend approval of General Obligation Bonds in the amount of \$6,000,000. Dan Eggerman seconded and the motion carried 4-0.

Hendricks County Unit, Hendricks County Lease

The unit is requesting approval to enter into a lease in the amount of \$19,950,000 for a term not to exceed twenty-six (26) years. Maximum annual payments will not exceed \$1,625,000. Proceeds of the lease will be used to acquire, construct, install and equip land, buildings, structures and improvements comprising a new County Fairgrounds Complex. The anticipated tax rate is estimated to be .0232 based on an assessed value of \$6,865,458,659 and an annual levy of \$1,590,000. The unit will be under their debt limit by \$1,262,609 with this issue. The Common Construction Wage passed with a 5-0 vote. This is a controlled project.

Taxpayer Objections:

The Preliminary Determination Hearing was held on November 25th. The date of publication for the Preliminary Determination was December 04th, 2003. The remonstrance period ended January 05th, 2004. The Auditor certified no remonstrance on January 06th, 2004.

Attendance

The following people attended the hearing: Nancy Marsh (Auditor), Jay Puckett (Council), Steve Ostermeier (Commissioner), Bruce Donaldson (Bond Counsel with Barnes & Thornburg), Greg Steuerwald (County Attorney), Greg Guerrettaz (Financial Advisor), John Ayers (County Engineer), Steve Meno (Fifth Chair).

Discussion

They are here to present to the board a new fair grounds project. It will have a campus complex. They have acquired 150 acres in a land swap with the local hospital. They have held joint meetings with the County Commissioners over the last two years. The engineer then displayed the schematics of the new fair grounds. They are going to use 110 out of the 150 acres for the new complex. They have been working with the Fair Board to determine the service needed for today and into the near future. The campus will include a Community Building, an Expo Hall, a Horse Arena, which are the most used areas. They want the fair grounds to be accessible not only during fair time, but year round as well.

Questions by the Board:

Rich: Since you are building on a new site, what will happen to the old site?

Answer: It will be used to expand the jail and maybe also the animal shelter. These two facilities are located in the same "complex" as the fair grounds right now. The new site is approximately 1½ mile away from the current site.

Lisa: What is the assessed value of the land?

Answer: They have two appraisals – one says \$2,000,000; the other says \$2,850,000.

In order for the other things to happen (i.e.: the expansion of the jail and/or animal shelter), the fair grounds needed to be relocated. They already had the land, they just needed to put it to use.

Lisa: Why are you going with a twenty-six year term?

Answer: In order to equalize the repayment. They want to keep the tax impact as low as possible. In reality, it will probably not go that long.

Dan: Is this issue going to add on to your current debt?

Answer: Yes.

Dan: Are you also making a courthouse payment?

Answer: Yes – for the jail and the courthouse both.

Recommendation

Stan Mettler motioned to recommend approval of a lease not to exceed twenty-six years in an amount not to exceed \$1,625,000. Dan Eggerman seconded and the motion carried 4-0.

Hancock County Unit, Hancock County Lease

The unit is requesting approval to enter into a lease with maximum annual lease payments not exceed \$2,800,000. Proceeds of the lease with the Hancock County Hospital Association will be used to acquire, construct and equip certain improvements to the existing county hospital facilities and a new addition; also construction and equipping of improvements to the cardiac care unit, the emergency department and the critical care unit. The anticipated tax rate is estimated to be .0977 based on an assessed value of \$2,711,893,971 and an annual levy of \$2,650,000. The unit is requesting property tax backup approval only. They anticipate using hospital revenues to make the lease rental payments. The Common Construction Wage meeting was schedule for January 16th, 2004. This is an uncontrolled project.

Taxpayer Objections:

Public Meetings were held on January 5th, 12th, 14th, 27th and 28th, 2004. The Date of Publication for the Sale of Bonds is scheduled for March 25th, 2004. The lease will be subject to remonstrance after the Notice of Sale of Bonds is published.

Attendance

The following people attended the hearing: Rick Hall (Bond Counsel), Rick P. Edwards (Chief Financial Officer), Brian T. Kleiman (Board of Commissioners), Armin B. Apple (County Commissioner), Tom Fischer (Financial Advisor).

Discussion

They are here today to ask for approval to issue bonds in the amount of \$36.5 million in order to make improvements to the County Hospital. They distributed a hand out titled "Hancock

Memorial Hospital and Health Services (HMHHS) Expansion Presentation”. It outlines the visits made to the emergency department, the local state of health care, and their response to the state of health care, the extent of the expansion project and their plans for the next thirteen years. They are requesting a property tax backup in order to receive a better bond rating from the Indiana Bond Bank, which in turn will save the hospital \$8,200,000 in interest savings over the life of the project. The spokesperson then went over the schematics of the expansion in detail. The main thrust of their expansion is to improve the emergency department rooms, the cardiac care unit, and the intensive care unit.

Questions by the Board:

Lisa: What about the cardiac care unit?

Answer: The hospital has three floors and a basement. Once the new emergency room area is built, the cardiac care and intensive care units will be relocated to bigger areas also.

Lisa: Will you need to purchase new equipment as well?

Answer: Yes, especially new Cath. labs.

Lisa: Tell us more about the hospital revenues that will be used.

Answer: Having property tax back up will allow them to save \$8.2 million in interest savings. The revenue will come from pro forma. They expect to generate more revenue just by expanding the current facilities. They have a bottom line of \$6,000,000 with a \$20,000,000 reserve. They hired Buzz Krohn to do an independent analysis of the hospital revenues to make sure the revenues would be on hand to make the payments.

Rich: This is a county hospital right? Do you receive any tax money?

Answer: We are a county hospital but we do not get any tax money. That ended in 1996.

Stan: Do you have a rehab center too?

Answer: Yes, in an area located a short distance from the hospital. We also have a wellness center.

Recommendation

Stan Mettler motioned to recommend approval of a lease with maximum annual payments not to exceed \$2,800,000 for a term not to exceed twenty-six years. Dan Eggerman seconded and the motion carried 4-0.

Clay County Unit, Clay County Lease

The unit is requesting approval to enter into a lease with maximum annual payments of \$790,000 for a term of thirty (30) years. Proceeds of the lease will be used to construct a new jail facility for adult detention. The unit is requesting property tax backup approval only. They expect to use revenue from an additional distribution of CAGIT to pay the lease payment. Should a tax levy become necessary, the anticipated tax rate is estimated to be .0747 based on an assessed

value of \$919,941,319 and an annual levy of \$687,300. The Common Construction Wage meeting is scheduled for February 11, 2004. This is an uncontrolled project.

Taxpayer Objections:

The Preliminary Determination Hearing was held on February 2nd, 2004. The date of publication for the Sale of Bonds is scheduled for March 26th, 2004. The issue will be subject to remonstrance after the Notice to Taxpayers for Sale of Bonds is published.

Attendance

The following people attended the hearing: Richard Starkey (Barnes & Thornburg), Les Harding (County Council), Kathy Raver (H.J. Umbaugh & Associates), Daryl Andrews (County Commissioner), Kristin Welty (Schenke/Shultz Architecture).

Discussion

It has taken them the last decade to study the function and needs of the jail. They are under threat of federal law suits being filed, so they need to get the project started. They have had no public opposition. They expect to use CAGIT revenue to pay for the construction. To make sure that there was going to be CAGIT funds available, they passed special legislation last year.

Questions by the Board:

Lisa: Did the special legislation have a sunset limit?

Answer: It is to last for thirty years.

Stan: Is CAGIT revenue dedicated for the construction of the jail only?

Answer: Yes – when the jail is paid off, the rate will revert back to one penny.

Recommendation

Stan Mettler motioned to recommend approval of a lease with maximum annual payments not to exceed \$871,000 for a term not to exceed thirty years. Dan Eggerman seconded and the motion carried 4-0.

City of Knox, Starke County Lease

The unit is requesting approval to enter into a lease with the Indiana Bond Bank via their HELP Program in the amount of \$366,210 for a term of six (6) years in order to purchase a fire truck in joint ownership with Center Township for the Knox-Center Township Volunteer Fire Department. The new truck will replace a 1980 pumper truck and a 1963 snorkel truck that were taken out of service. The remaining truck is a 1990 pumper truck to service the whole city and township. The anticipated tax rate is .0516 based on an assessed value of \$126,825,700 and a levy of \$65,408. This is an uncontrolled project. The Common Construction Wage is not applicable.

Taxpayer Objections:

The Notice of Determination was published December 25th, 2003. A public hearing was held January 13th, 2004. The remonstrance period ended January 25th, 2004.

Attendance

The following people attended the hearing: Raymond Walton (Clerk Treasurer), Kathy Raver (Financial Advisor with H.J. Umbaugh & Associates).

Discussion

Both the City and the Township fund the Volunteer Fire Department. The Township has a contract plus they pay fifty percent of the costs. The City is picking up more than fifty percent of the price of the truck because they have the greater need for an aerial truck. Next year, they are going to build on a third story to the hospital. All of the elementary, middle, and high schools are second story now. The Township normally runs a tax levy of around .0881. The City's is 2.6643. (By the way, on the way to Indianapolis this morning, the Clerk Treasurer was wished "Good Luck" from the DJ on the local radio station).

Questions by the Board:

Dan: Will there be two separate payments, or the City make one and the Township reimburse the City for their share?

Answer: There will be two separate payments.

Lisa: Who will hold title to the truck?

Answer: The City.

The manufacturer of the fire truck has come to the City with a truck and given two demonstrations of the truck to the residents.

Recommendation

Stan Mettler motioned to recommend approval of a lease with maximum annual payments not to exceed \$70,013 for a term not to exceed six years. Dan Eggerman seconded and the motion carried 4-0.

Center Township, Starke County Lease

The unit is requesting approval to enter into a lease with the Indiana Bond Bank via their HELP Program in the amount of \$50,105 for a term of six (6) years in order to purchase a fire truck in joint ownership with the City of Knox for the Knox-Center Township Volunteer Fire Department. The new truck will replace a 1980 pumper truck and a 1963 snorkel truck that were taken out of service. The remaining truck is a 1990 pumper truck to service the whole city and

township. The anticipated tax rate is .0128 based on an assessed value of \$93,329,335 and a levy of \$12,009.

Taxpayer Objections:

The date of publication for a public hearing was December 24th, 2003. A public hearing was held January 14th, 2004. No Proof of Advertisement has been received for The Notice of Determination.

Attendance

The following people attended the hearing: Gay Walton (Clerk Treasurer), Kathy Raver (Financial Advisor with H.J. Umbaugh & Associates).

Discussion

See Discussion notes on the City of Knox, Starke County (One unit above).

Recommendation

Stan Mettler motioned to recommend approval of a lease with maximum annual payments not to exceed \$12,230 for a term not to exceed six years. Dan Eggerman seconded and the motion carried 4-0.

Town of Fremont, Steuben County Lease

The unit is requesting approval of a lease in the amount of \$1,295,000 for the purpose of constructing a new town hall building. This project will use CEDIT funds to make the annual payments of \$104,031. The annual CEDIT funds are estimated to be \$155,000. The unit is requesting property tax backup approval only. If a tax rate is necessary, it is estimated to be .0855 based upon an assessed value of \$121,629,841 and an annual levy of \$104,031. The Common Construction Wage meeting was scheduled for February 3rd, 2004. This is an uncontrolled project because the total cost is less than \$2,000,000.

Taxpayer Objections:

The publication date for the Execution of Lease was December 30, 2003. The date of hearing on the Lease Rental Agreement was January 12, 2004.

Attendance

The following people attended the hearing: Kurt Bachman (Attorney), Ronald Sullins (Vice President of the Town Council), Andy Dodzik (Engineer), Chris Hampel (Financial Advisor/Underwriter).

Discussion

The new Town Hall Building will replace the existing one. The current building was once a part of the High School (and the building was old when he taught school there thirty years ago). The building is deteriorating and in need of major repairs. They had a town meeting and the consensus of the townspeople is that they want the Town Hall to remain on the same site. So, they are going to raze the existing building and construct the new one on the same site. The new Town Hall will allow them to consolidate services, even though it will be smaller than the current building.

Questions by the Board:

Lisa: Do you own the current land?

Answer: Yes.

Lisa: Then what is the \$79,000 set aside for land on your hearing information sheet?

Answer: The building corporation must buy the land from them in order to lease it back to them.

Lisa: What is your population?

Answer: Per the 2000 census, it was 1,696; it is close to 2,000 now.

Dan: Is your CEDIT revenue dedicated to other projects besides the Town Hall?

Answer: No – except for 10% (approximately \$2,000), which goes to the County Economic Development Commission for the salary of an employee.

Lisa: How does the cost per sq. ft. for your project compare to the construction of other municipal buildings?

Answer: The last one they built was \$95/sq. ft. The amount in the hearing information sheet (\$161.13) includes demolition of the existing building.

Dan: Who is the lease with and are there any town council members on the building corp.?

Answer: The Building Corp. and no.

Dan: Who is going to approve the claims?

Answer: It is going to be a process where several approvals will need to be received.

Recommendation

Stan Mettler motioned to recommend approval of a lease with maximum annual payments not to exceed \$104,031 for a term not to exceed twenty-five years. Dan Eggerman seconded and the motion carried 4-0.

**Penn Township, St. Joseph County
General Obligation Bonds**

The unit is requesting approval to issue general obligation bonds in the amount of \$2,500,000 for a term of eleven (11) years and a maximum annual debt service of \$358,750. The proceeds from the bonds will be used to construct a new fire station to replace Station #1 and to repair the roof of fire Station #2. The anticipated tax rate is .0459 based on an assessed value of \$728,478,722 and a levy of \$334,250. The Common Construction Wage passed with a 5-0 vote. This is a controlled project.

Taxpayer Objections:

A public hearing for the Preliminary Determination was held on November 17th, 2003. The Notice of Determination was published on November 20th, 2003. The Auditor certified no remonstrance on December 29th, 2003.

Attendance

The following people attended the hearing: Michael L. Hayes (Trustee), Mark C. Orellana (Fire Chief), Karl Cender (Financial Advisor with Cender & Company), Raymond Schultz (Battalion Chief), Rich Starkey (Bond Counsel with Barnes & Thornburg).

Discussion

These projects have been in the thought processes for the last couple of years. They did a study on location, needs and costs associated with the two current fire stations. No one has spoken out against the project.

Questions by the Board:

Lisa: Your contingency is 2.4%, which is higher than what we have seen today. Can you explain why?

Answer: That will drop once the project has been put out on bid and they have actual dollars to work with.

Stan: Do you have any other outstanding debt?

Answer: No, except for a lease on some equipment.

Stan: Will this building replace an existing one?

Answer: Yes – the old station and land will be sold. There is some concern about who will want it because it is located in a residential zone, but is not a residential building.

Recommendation

Stan Mettler motioned to recommend approval to issue General Obligation Bonds in the amount of \$2,500,000. Dan Eggerman seconded and the motion carried 4-0.

Washington Township, Porter County Fire Equipment and/or Building Loan

The unit is requesting approval of a fire equipment loan to purchase a new rescue engine that will replace current aging equipment - a 1978 engine and a 1985 rescue truck. The total purchase price is estimated to be \$300,000. The total loan amount (purchase price less amount from other funds) is \$221,000 for a term of six years. The anticipated tax rate is .0021 based on an assessed value of \$209,448,030 and a levy of \$44,662.

Taxpayer Objections:

A public hearing was held on July 21st, 2003. The Notice of Determination was published on August 15th, 2003. The Auditor certified no remonstrance on October 07th, 2003.

Attendance

The following people attended the hearing: Lynn Ross (Trustee), Dennis Werner (Advisory Board), Dwayne Tate (Fire Dept.).

Discussion

They want to establish a debt fund to make sure they can make the payments on purchasing a fire truck. They are doing this on advise of their field representative in case their Cumulative Fire Fund is ever denied because of opposition. They have a volunteer fire department.

Questions by the Board:

Dan: Are you going to make the first year's repayment out of the Cum. fund?

Answer: No – they want to use the new debt fund.

Dan: Then why does your resolution, the hearing info sheet and the advertisement say the first payment will be in 06?

Answer: That was not their intention – their intent was to make the first payment in 05.

Dan: Have you already ordered the truck?

Answer: No, but they have taken bids.

There then commenced a discussion on what she should do. Make the first payment in 05 out of the Cum. Fire fund, or withdraw the request today in order to go back and re-advertise and start the process over again.

Stan: Does the Township own the trucks?

Answer: Only the most recent ones – all the others are in the name of the department. She is working on getting everything in the Township's name.

Stan: Do you pay the expenses for the fire department or do you have a contract with them?

Answer: A contract and they are required to submit quarterly reports.

Stan: What is a rescue truck?

Answer: The fire chief explained what a rescue truck is.

The Trustee then formally withdrew the request before the Board today, stating that she will go back and re-advertise and then come back to the Board for approval.

Recommendation

None

Lawrence County Unit, Lawrence County General Obligation Bonds

The unit is requesting approval to issue general obligation bonds in the amount of \$1,500,000 for a term of sixteen (16) years and a maximum annual payment of \$156,800. The proceeds from the bonds will be used for renovations, upgrades and improvements to the county plaza office building. The anticipated tax rate is .0145 based on an assessed value of \$960,000,000 and an annual levy of \$139,552. The Common Construction Wage meeting is scheduled for the week of February 16th, 2004. This is an uncontrolled project.

Taxpayer Objections:

A public hearing was held on January 27th, 2004. The Notice of Determination is scheduled to be published on February 6th, 2004. The bonds will be subject to remonstrance after the Notice for Sale of Bonds is published.

Attendance

The following people attended the hearing: John Staley (DLZ Indiana), Jim Higgins (Financial Advisor with the London Witte Group), David Smith (Attorney), Robert H. Adamson (Commissioner), Rick Hall (Bond Counsel).

Discussion

They commissioned a needs study in 2000. They have had to move people out of the existing offices because mold was making people sick. They are going to add an extension office and move the probation officers into the new building. The current courthouse building is very crowded and they need to move these people out of it to make more room for the others located in the courthouse building. The building is over one hundred years old. They purchased the

building next to the current one and now they need to renovate it to make it usable. They need to upgrade the rest rooms, the lighting, the plumbing, heat distribution equipment, etc. They are locating the two Supreme Courts and the Prosecutor in the basement of the second building because it can be made secure.

Questions by the Board:

Lisa: You are going to have two separate areas – one for office and then an unfinished area also?

Answer: Yes, the unfinished area will be used for storage and for future expansion.

Lisa: You have 10,000 sq. ft costing \$106.20 per sq. ft., and then 6,000 sq. ft costing \$56 per sq ft. Why the difference?

Answer: The type of renovation need in each building.

Stan: What interest rate are you really looking at?

Answer: 4½ or less if they go ten years.

Lisa: Do you have your Common Construction Wage information now? How did it go?

Answer: Yes – it passed 4-0 with one member absent.

Recommendation

Stan Mettler motioned to recommend approval to issue General Obligation Bonds in the amount of \$1,500,000. Dan Eggerman seconded and the motion carried 4-0.

City of Carmel, Hamilton County Lease

The unit is requesting approval to enter into a lease with maximum annual lease rental payments of \$3,293,000 for a term of twenty-two (22) years. Proceeds of the lease with the City of Carmel Redevelopment Commission will be used to acquire various right-of-ways and to construct various improvements to intersections, roads, curbs and drainage within the “C210 annexation area”. The estimated tax impact will be .0439 based on an assessed value of \$6,900,000,000 and an annual levy of \$3,029,560. The Common Construction Wage meeting to update the previously adopted scale is scheduled for the second week of February. This is a controlled project.

Taxpayer Objections:

A public hearing was held on August 13th, 2003. The Date of Publication of Preliminary Determination was August 15th, 2003. The Auditor certified no remonstrance on September 16th, 2003.

Attendance

The following people attended the hearing: Kim Blanchet (Barnes & Thornburg), Bruce Donaldson (Bond Counsel with Barnes & Thornburg), Brian Colton (Financial Advisor with H.J. Umbaugh & Associates), Ron Carter (City of Carmel), James Brainard (Mayor).

Discussion

This is a straight road bond issue. Carmel is the 6th largest growing city in the Country and possibly in the United States. They need to improve traffic control and safety. They have the 4th lowest tax rate in the State. The City has annexed huge areas of land and has added close to 20,000 people. The roads in the newly annexed areas are inferior and need to be brought up to standards.

Questions by the Board:

Stan: It says here that you are going to build a bridge over 465 – is that true?

Answer: No, that is misleading. We are going to construct roundabouts on both ends of the roads on either side of the bridge that is already there.

Rich: Have you had a lot of publicity then?

Answer: Yes and not one person has shown up at the public hearings.

Recommendation

Stan Mettler motioned to recommend approval of a lease with maximum annual payments not to exceed \$3,293,000 for a term not to exceed twenty-two (22) years. Dan Eggerman seconded and the motion carried 4-0.

Hamilton County Unit, Hamilton County Park District Bonds

The unit is requesting approval to issue park district bonds in the amount of \$1,100,000 for a term of four (4) years with maximum annual payments not to exceed \$396,950. The proceeds of the bonds will be used to fund various projects and purchases including: purchase of a pull behind mower/tractor with bucket, batwing mower, bobcat tree spade and various office furniture and machines; construction of a greenhouse, park shelter, erosion control, fencing and roof replacement; land purchase, tree planting and exotic/non-native plant control. The estimated tax rate impact is .0024 based on an assessed value of \$15,035,820,947 and an annual levy of \$365,194. The Common Construction Wage passed with a 5-0 vote. This is an uncontrolled project.

Taxpayer Objections:

Public meetings were held on January 5th and 20th, 2004. The Date of Publication for Sale of Bonds is scheduled for March 26th, 2004. The issue will be subject to remonstrance after the Notice for Sale of Bonds is published.

Attendance

The following people attended the hearing: Chris Stice (Assistant Superintendent), Michael A. Howard (Attorney), Brian Colton (Financial Advisor with H.J. Umbaugh & Associates), Robin M. Mills (Auditor), Christine Altman (Commissioner), Lisa A. Lee (Bond Counsel with Ice Miller).

Discussion

The County has decided to bond this issue because of the COIT revenues that continues to fall short. The first project is Coshall Park – a 125-acre park located off of 116th Street. The second park is the Strawtown Koteewi – a 750-acre plot of land that was donated to the County. The major problem with this park is the wetlands area. These two parks together tripled the acreage of park land that they manage. The unit then showed geographical pictures of the parks and went over the schematics of them.

Questions by the Board:

Lisa: Are you going to purchase any land?

Answer: No, they have previously already purchased the land. They acquired the first park at \$5,000 per acre, the other one was donated. All they are doing now is making improvements.

Rich: What kind of publicity has there been?

Answer: Only one person showed up and their only concern was to make sure we were staying within the limits of our five-year master plan, which we are.

This is a short-term solution to a short-term COIT problem.

Lisa: What is the short-term COIT problem?

Answer: The County is working with the Budget Agency to determine what the problem is.

They say our tax returns have decreased and yet, according to the utility companies, new residential accounts are increasing seven to eight percent. We do not believe that tax returns are decreasing when Hamilton County is the fastest growing County in Indiana.

Recommendation

Stan Mettler motioned to recommend approval to issue Park District Bonds in the amount of \$1,100,000. Dan Eggerman seconded and the motion carried 4-0.

Hamilton County Unit, Hamilton County General Obligation Bonds

The unit is requesting approval to issue general obligation bonds in the amount of \$3,450,000 for a term of four (4) years with maximum annual payments not to exceed \$1,241,850. The proceeds of the bonds will be used to fund various projects and purchases including: two vehicles for the Health Dept. architectural fees for riverfront walkway, replacement of computers, servers, software and printers, creation of digital orthophotos program, new ADA compatible voting machines, twenty Sheriff's Dept. vehicles, and furniture and fixtures for relocation/expansion of Prosecutor's Office. The estimated tax rate impact is .0076 based on an assessed value of \$15,035,820,947 and an annual levy of \$1,142,502. The Common Construction Wage is not applicable because there is no new construction. This is a controlled project.

Taxpayer Objections:

Public meetings were held on December 22nd, 2003 and January 12th, 2004. The Date of Publication of Preliminary Determination was January 16th, 2004. The remonstrance period ended February 16th, 2004.

Attendance

The following people attended the hearing: Brian Colton (Financial Advisor with H.J. Umbaugh & Associates), Michael A. Howard (Attorney), Robin M. Mills (Auditor), BJ Casali (IS Manager), Christine Altman (Commissioner), Douglas G. Carter (Sheriff), Randy Ruhl (City Securities Group), Kelly Hill (City Securities Group), Lisa A. Lee (Bond Counsel with Ice Miller).

Discussion

This project is necessitated by the same issue – capital projects had to be cut because of the shortfall in COIT revenues. They are seeking a three-year levy. This also is a short-term solution to a short-term problem. Last year they deferred purchasing new computers and new vehicles for the Sheriff's Department because of the lack of revenues. They can no longer defer these purchases. The computers are old and unreliable and need to be replaced. The Sheriff needs vehicles that are reliable and more cost effective to replace current ones that are old and very expensive to maintain.

Questions by the Board:

Dan: What is an orthophoto program?

Answer: It is a layer of data for the GIS databank. In the last two years, since reassessment was completed, they have added almost 12,000 new parcels. Since the inception of the GIS system for tracking land parcels, they have invested \$5,000,000. The orthophoto program is how they take digital photos of parcels and reference GIS data at the same time.

Rich: How many cities/towns are there in Hamilton County?

Answer: Two cities – Carmel and Fishers, and six towns – Cicero, Arcadia, Sheridan, Westfield, Noblesville and Atlanta.

Stan: Are you going to request an excessive levy appeal for voting machines?

Answer: No, we should not need to.

Dan: The anticipated rate for the Park District bonds is lower.

Answer: That is because of the difference in the amount being requested.

Recommendation

Stan Mettler motioned to recommend approval to issue General Obligation Bonds in the amount of \$3,450,000. Dan Eggerman seconded and the motion carried 4-0.

Hamilton County Unit, Hamilton County Lease

The unit is requesting approval to enter into a lease with maximum annual lease rental payments of \$2,725,000 for a term of twenty-two (22) years and a principal amount of \$31,575,000. Proceeds of the lease with the Hamilton County Public Building Corporation will be used to provide a substantial expansion in the number of detention cells for juveniles in the Juvenile Detention Center. It will also provide several specialized areas for the care of juvenile offenders. The estimated tax impact will be .0142 based on an assessed value of \$18,100,000,000 and an annual levy of \$2,575,000. The Common Construction Wage passed with a 5-0 vote. This is a controlled project.

Taxpayer Objections:

A public hearing was held on October 13th, 2003. The Date of Publication of Preliminary Determination was November 28th, 2003. The lease will be subject to remonstrance after the Publication for Execution of Lease.

Attendance

The following people attended the hearing: Jim Treat (Financial Advisor with O.W. Krohn & Associates), Michael Howard (Attorney), Robin M. Mills (Auditor), Douglas G. Carter (Sheriff), Rich Starkey (Bond Counsel with Barnes & Thornburg), Christine Altman (Commissioner), Randy Ruhl (City Securities Group), Kelly Hill (City Securities Group), Dan Stevens (Captain), Jeff Marcum (Captain), M. Duval (RQAW Architects).

Discussion

This is not a short-term solution, nor a short-term problem. This project is the result of a two-year study by a results group. They are going to construct a new juvenile detention center. They are still working on the final details of the design, but it will have four separate detention areas

for four different behavior problems. There will be an area for status offenders for children who get in trouble on a one-time basis that can be dealt with via the parents. There will be a probation area where children can be sent home and come back on a probation basis. A third area is the maximum security area for children who are dangerous to themselves and/or others and then there will be the housing pods for those children who will be detained on the complex. They are working on the main theme that early intervention is the key. There will also be an area in the complex for a programming area with a full-time school.

They need half of the levy in place for pay 05 and the full levy for pay 06. The rate will mean an increase of approximately \$28 for an average homeowner.

Site improvements will also need to take place to the site itself because of a regulated drainage channel that runs down the rear of the site – it will need to be sunk.

Questions by the Board:

Dan: What is the first year needing a rate?

Answer: ½ of the rate in 06, full rate in 07.

Stan: Are you going to have interest during construction that will make the first payment?

Answer: Yes – capitalized interest will make the first payment for June 05 to June 06.

Recommendation

Stan Mettler motioned to recommend approval of a lease with maximum annual payments of \$2,725,000 for a term not to exceed twenty-two (22) years. Dan Eggerman seconded and the motion carried 4-0.
